



Zoning Committee

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

LOCATION

Approximately 0.517 acres located on the west side of the intersection of Seigle Avenue and E. 15th Street

PETITIONER

CoHab, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Belmont Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land uses up to 5 dwelling units per acre and institutional land uses.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed project is consistent with on-going redevelopment in the area.
- The project is providing underground parking to help limit impacts to on-street parking needs.
- The proposed use provides development consistent with the intent and distance requirements of the TOD ordinance.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Plan*, from residential uses at 5 dwelling units per acre and institutional uses to residential uses greater than 22 dwelling units per acre for the site.

Motion/Second: Wiggins / Gussman

Yeas: Gussman, Ham, McClung, Spencer, Nwasike, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, with a reduction in dwelling units from 35 to 28, and a reduction in height from 70 feet to 44 feet. Staff noted that all outstanding transportation issues had been addressed, but there were still technical revisions outstanding and the issue of density remained outstanding as well. Staff stated that the request is inconsistent with the *Belmont Area Plan*. Staff did not recommend approval of the request in its current form.

A commissioner noted that the neighborhood association had voted not to support the petition.

The Zoning Committee asked about how the project could contribute to on-street parking challenges and staff conveyed they were limited in how this petition could address this issue given that the streets are public and they cannot restrict on-street parking. Committee members expressed that the proposed underground parking would help. The Zoning Committee discussed how the proposed project, while inconsistent with the area plan, does fit the ongoing re-development of this area and felt it would be compatible with the community.

PLANNER

David Pettine (704) 336-4566